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Cemetery  
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City Manager  
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Clerk  
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Comm. & Neigh.  
Services  
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Engineering  
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FAX (231)727-6904

Finance  
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Fire Department  
(231)724-6795  
FAX (231)724-6985

Income Tax  
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FAX (231)724-6768

Info. Technology  
(231)724-4126  
FAX (231)722-4301

Inspection Services  
(231)724-6715  
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Mayor's Office  
(231)724-6701  
FAX (231)722-1214

Planning/Zoning  
(231)724-6702  
FAX (231)724-6790

Police Department  
(231)724-6750  
FAX (231)722-5140

Public Works  
(231)724-4100  
FAX (231)722-4188

Treasurer  
(231)724-6720  
FAX (231)724-6768

Water Billing  
(231)724-6718  
FAX (231)724-6768

Water Filtration  
(231)724-4106  
FAX (231)755-5290

# MUSKEGON



West Michigan's Shoreline City  
[www.shorelinecity.com](http://www.shorelinecity.com)



May 10, 2018

Senator Goeff Hansen  
P.O. Box 30036  
Lansing, MI 48909-7536

Dear Mr. Hansen,

The City of Muskegon would like to submit this Letter of Interest declaring an intent to investigate the feasibility of acquiring the West Shoreline Correctional Facility, located at 2500 S. Sheridan Drive in the City of Muskegon, for the purpose of expanding the Port City Industrial Park. The correctional facility, which recently closed due to a significant decline in prison population statewide, will provide an additional 60+ acres of land adjacent to the industrial park.

Muskegon, like many urban communities across Michigan, has a need for industrial development, but lacks readily available land to meet the needs of today's industrial end users. Muskegon has been working very hard over the past 5+ years to attract new industrial end users to our community. We have invested millions of dollars over the past few decades in public infrastructure to accommodate many different types of industrial end users. However, because we are an older land-locked city, we lack in cohesive developable land beyond 2-3 acre sites. The Port City Industrial Park has approximately 380 acres of developed land, 80% of which is occupied, however, the remaining 20% is non-contiguous land. The addition of 60 contiguous acres to the industrial park would make our region more competitive in attracting new investment and job creation.

The closure of the West Shoreline Correctional Facility creates a unique opportunity for the City of Muskegon and State of Michigan to collaborate on its redevelopment. Our initial research identified a similar project that was done in Northville Michigan. In 2012, Northville Township purchased the former Scott Prison property from the state for \$1 on the condition that it be sold for development by Dec. 30 or used for a public purpose. The township received a large portion of the sale proceeds, which was earmarked for development on other property which the township also owns. Approximately 40 percent of the sale proceeds went to the state. It is important that prison site be put into a redevelopment-ready situation, as we are in talks with developers and potential end users who see this site as a potential location for development due its proximity to water/sewer infrastructure, access to a variety of transportation networks and available workforce. Enclosed, you will find a conceptual site plan for the property.

As a Certified Redevelopment Ready Community, one of the first such communities in West Michigan, the City of Muskegon is well positioned to leverage this redevelopment opportunity. Please consider divesting of the property directly to the City of Muskegon.

Respectfully,

Franklin Peterson, City Manager  
City of Muskegon